

DAVE VO
Chairperson

KIMBERLY HO
Vice Chairperson

MICHAEL TURRO
Commissioner

ROBERT BERTELS
Commissioner

SAMUEL OH
Commissioner



AGENDA

PLANNING COMMISSION

REGULAR MEETING

April 4, 2012

6:30 p.m. – Council Chambers

**8200 WESTMINSTER BOULEVARD
WESTMINSTER, CALIFORNIA 92683**

If you need special assistance to participate in this meeting, please contact the Planning Division at (714) 548-3247. Notification of 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. (28 CFR 35.102-35.104 American Disabilities Act Title II)

AGENDA INFORMATION

MEETINGS

Regular Meetings of the Planning Commission are held the first and third Wednesday of each month at the hour of 6:30 p.m. While in the City Council Chamber, please *turn off* all cellular phones and pagers.

AGENDA INFORMATION

The agenda contains a brief general description of each item to be considered. The agenda and supporting documentation is available for public review at the rear entryway of the Council Chambers prior to the meeting. On the Friday prior to the meeting, the agenda can be accessed on the City's web site at <http://www.westminster-ca.gov>.

ATTENDANCE AND PARTICIPATION BY THE PUBLIC

Except as specifically provided by law for closed sessions, all meetings of the Planning Commission shall be open and public. Every agenda for regular meetings of the Planning Commission provides the public an opportunity to directly address the Planning Commission on items of interest to the public that are within the subject matter jurisdiction of the Planning Commission or on any agenda items. NO action may be taken on items not listed on the agenda unless authorized by law. Unless otherwise extended by the Planning Commission, the amount of time for each individual speaker shall not exceed five (5) minutes.

PUBLIC USE OF COUNCIL CHAMBER EQUIPMENT

All computer presentations must be e-mailed or provided on a CD-ROM to the Planning Manager at least 48 hours prior to the meeting. Items to be displayed on the overhead projector must be submitted to the Planning Manager for review by staff to verify appropriateness for general audiences by noon on the day of the meeting and prior to the use of the equipment.

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April 4, 2012

6:30 P.M.

CONVENE PLANNING COMMISSION MEETING

1. ROLL CALL: VO, HO, OH, TURRO, BERTELS

PRESENT:

ABSENT:

2. SALUTE TO FLAG:

3. REPORT FROM PLANNING SECRETARY ON LATE COMMUNICATION ITEMS

4. EX PARTE COMMUNICATIONS

THIS SECTION IS INTENDED TO ALLOW ALL OFFICIALS THE OPPORTUNITY TO REVEAL ANY DISCLOSURE REGARDING SITE VISITS OR EX PARTE COMMUNICATION ABOUT THE PUBLIC HEARING AND REGULAR BUSINESS ITEMS.

5. SPECIAL PRESENTATIONS – None

6. ORAL COMMUNICATIONS

MEMBERS OF THE AUDIENCE MAY ADDRESS THE COMMISSION ON MATTERS OF PUBLIC INTEREST, WHICH PERTAIN TO THE CITY AND ARE NOT OTHERWISE ON THE AGENDA. MEMBERS OF THE PUBLIC WISHING TO ADDRESS PUBLIC HEARING ITEMS SHALL DO SO AT THE TIME OF THE PUBLIC HEARING. IF YOU WISH TO SPEAK, PLEASE COMPLETE A "REQUEST TO SPEAK" FORM AVAILABLE IN THE LOBBY OF THE COUNCIL CHAMBERS, AND SUBMIT IT TO THE CLERK. WHEN CALLED, PLEASE STEP FORWARD TO THE MICROPHONE AND STATE YOUR NAME AND ADDRESS. PLEASE LIMIT YOUR REMARKS TO THREE MINUTES.

7. APPROVAL OF MINUTES – Regular Meeting March 21, 2012

8. PUBLIC HEARINGS

ANYONE WISHING TO SPEAK ON AN OPEN PUBLIC HEARING IS REQUESTED TO COMPLETE A BLUE SPEAKER SLIP THAT IS PROVIDED AT THE ENTRANCE TO THE COUNCIL CHAMBERS. PLEASE SUBMIT THE SPEAKER SLIP TO THE CLERK. WHEN YOUR NAME IS CALLED, PLEASE STEP TO THE PODIUM AT THAT TIME AND STATE YOUR NAME AND ADDRESS FOR THE RECORD.

AFTER THE PUBLIC HEARING IS OPENED, PERSONS SPEAKING IN FAVOR WILL BE HEARD FIRST, FOLLOWED BY THOSE PERSONS SPEAKING IN OPPOSITION; AND THEN PERSONS SPEAKING IN REBUTTAL. ONLY THOSE

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PERSONS WHO HAVE SPOKEN IN FAVOR WILL BE PERMITTED TO SPEAK IN REBUTTAL. SPOKESPERSON(S) DESIGNATED TO SPEAK IN FAVOR OR IN OPPOSITION WILL HAVE TWELVE (12) MINUTES TO SPEAK. THEREAFTER, EACH PERSON SPEAKING IN FAVOR OR IN OPPOSITION WILL HAVE THREE (3) MINUTES. THE TOTAL TIME FOR SPEAKING IN FAVOR OR IN OPPOSITION SHALL NOT EXCEED 30 MINUTES. THOSE PERSONS SPEAKING IN REBUTTAL WILL HAVE THREE (3) MINUTES EACH, OR A TOTAL OF 20 MINUTES. THE PLANNING COMMISSION MAY USE ITS DISCRETION TO ALLOW A SPEAKER TO EXCEED THE TIME LIMITS.

NOTE: IF A CHALLENGE IS MADE BY ANY PARTY IN COURT FROM ACTIONS ARISING OUT OF A PUBLIC HEARING, YOU MAY BE LIMITED TO RAISING ONLY THOSE ISSUES YOU OR SOMEONE ELSE RAISED AT THE PUBLIC HEARING DESCRIBED IN THIS NOTICE OR IN WRITTEN CORRESPONDENCE DELIVERED AT THE PUBLIC HEARING OR PRIOR THERETO.

8.1 Case 2010-89 Development Review – Level 1, Administrative Adjustment, and Variance

Location: 8070 Westminster Blvd (Assessor's Parcel Number 097-071-31)

Staff Report

(Continued from 3/21/2012 per Applicant's request) The applicant seeks approval to develop a second floor addition to an existing single-story commercial building, along with building façade improvements and minor site improvements. As a result, an Administrative Adjustment from the minimum required width of drive aisles and a Variance from the minimum required number of parking spaces are necessary.

RECOMMENDATION: Staff recommends that the Planning Commission approve the development of a second floor addition to an existing single-story commercial building, along with building façade improvements and minor site improvements subject to conditions of approval; approve an Administrative Adjustment from the minimum required width of drive aisles; and deny a Variance from the minimum required number of parking spaces.

8.2 Case 2009-25 Variance, Conditional Use Permit, and Development Review – Level 3

Location: 7622 23rd Street (Assessor's Parcel Number 096-251-11)

Staff Report

An application to demolish an existing 2,267 square-foot, single-story, duplex and construct a new two-story, 28-foot high building that is approximately 3,969 square-feet in size. The applicant proposes to use the new building for meditation services with hours of operation from 10:00 am to 10:00 pm Monday through Friday and 10:00 am to 4:00 pm on Saturday and Sunday, with appointments until 8:00 pm.

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RECOMMENDATION: Staff recommends that the Planning Commission approve the VoVi Friendship Association's Application to: 1) Operate a Meditation Center with a Care Takers Unit in the "C-R" Commercial Restricted Zone; 2) Construct a New Two-Story High, 3,969 Square-Foot Building; and 3) Locate a Trash Enclosure within the Rear and Side Yard Setbacks.

8.3 Case 2011-61 Variance and Administrative Use Permit

Location: 14601 Davis Street (Assessor's Parcel Number 096-484-01)

[Staff Report](#)

The applicant is requesting Variances from numerous development standards and an Administrative Use Permit in order to maintain two accessory structures constructed without permits, and in conflict with the Zoning Code.

RECOMMENDATION: Staff recommends that the Planning Commission Deny the Variances and Administrative Use Permit.

8.4 Case 2011-67 Conditional Use Permit and Development Review – Level 1

Location: 14452 Chestnut Street (Assessor's Parcel Number 096-152-14)

[Staff Report](#)

The applicant seeks to convert an existing 9,638 square-foot warehouse to a place of religious worship. This converted warehouse is intended to be the ancillary building to the new Temple that will be constructed on the adjacent parcel owned by the applicant. The weekday activities within this building will primarily be for group study session of religious texts. On weekends the building will be used for scout meetings and activities. Finally the building will also be intended for use during special events.

RECOMMENDATION: Staff recommends that the Planning Commission Approve the Conditional Use Permit and Development Review to Allow the Conversion of an Existing 9,638 Square-Foot Warehouse to a Place of Religious Worship Approve the Modifications to the Parking Lot Subject to the Required Findings and Conditions of Approval.

9. REGULAR BUSINESS – None

10. REPORTS

10.1 Case 2011-53 Zoning Text Amendment – Public Notice Requirements

Location: Citywide

[Staff Report](#)

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Zone Text Amendment (ZTA) to modify procedures for notifying non-property owners regarding land use applications and to require applicants to post public hearing notices.

RECOMMENDATION: Staff recommends that the Planning Commission withdraw this zone text amendment.

11. MATTERS FROM THE PLANNING COMMISSION

11.1 AB 1234 Reports

12. ADJOURNMENT: To a Regular Meeting on Wednesday, April 18, 2012 at 6:30 p.m. in the Council Chambers.

DECLARATION: This agenda was posted on the Bulletin Board outside of the Council Chambers, where completely accessible to the public, at least 72 hours in advance of the Planning Commission meeting.

Shelley Dolney
Administrative Assistant I